

Castner Range Ad-Hoc Committee Report & Recommendations



Castner Range Ad-Hoc Committee

- Created January 10, 2006
 - Rep. Susie Byrd
 - Rep. Melina Castro
 - Rep. Steve Ortega
 - Rep. Beto O'Rourke
- Report due in sixty days (March 14)
- Intern research gathered & flowcharted
- Meeting held on March 1, 2006

Castner Range Ad-Hoc Committee

Status of Castner Range:

- 11 square miles (6,160 acres)
- Outside El Paso Corporate Limits
- Declared excess by Department of Defense (no immediate military value)
- Subject to Comprehensive Environmental Response, Compensation & Liability Act (CERCLA); no transfer of liability for unexploded ordnance

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Property Transfer Process:

- Department of Defense must declare land surplus (no military need now or in the future)
- Surplus land may be privately leased or deeded to the City or non-profit organization pursuant to negotiation of an agreement of all parties

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Enhanced Use Leasing

- A means of property transfer between a military base and an interested party, with or without reimbursement
 - Negotiations handled by agreement
 - Monies from lease deposited into special fund of the Secretary of Defense
 - 50% of funds may be used for environmental restoration of leased property

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Pros:

- Some money from lease can be used for remediation of UXO's
- Private investment may create jobs & economic development opportunities

Cons:

- Development of natural landscape
- Site not totally preserved
- Use based on lease terms

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Conservation Conveyance

- Property transfer of land desirable for conservation purposes
- Deed settled between the military base and a non-profit conservation organization (land trust)
- Allows passive recreational use; can be revenue generating
- Ownership reverts to US government if not used for designated purpose
- Little to no cost

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Pros:

- Preserves land from development
- Land trust holds land during remediation

Cons:

- Relatively new method
- Site remediation must be expedited through US Senate appropriations

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Public Benefit Conveyance

- Transfer of land for public benefit
- Larger areas can be used for active recreational use
- Process facilitated by the Department of the Interior under “Federal Lands to Parks Program”
- Ownership reverts to US government if not used for designated purpose
- Little to no cost

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Pros:

- Land is conveyed with a specific park use
- Department of Interior works directly with National Park Service
- Treated as real estate transfer by NPS

Cons:

- City has to be landholder
- Remediation expedited through the appropriation of US Senate funds

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Pending Proposal:

- Regional Economic Development Corporation (REDCO), Science & Technology Park, Concept Letter dated November 22, 2005
- Devotes 70% or more to open space
- BRAC creating private tenant demand
- Ideal location; not an industrial park
- Citizens Board establishes covenants

El Paso's Technology Park (El Paso, Texas)

Conceptual Master Plan

*Mixed Use Development
Designed Especially for
America's
High Technology
Defense Industry*

Uses

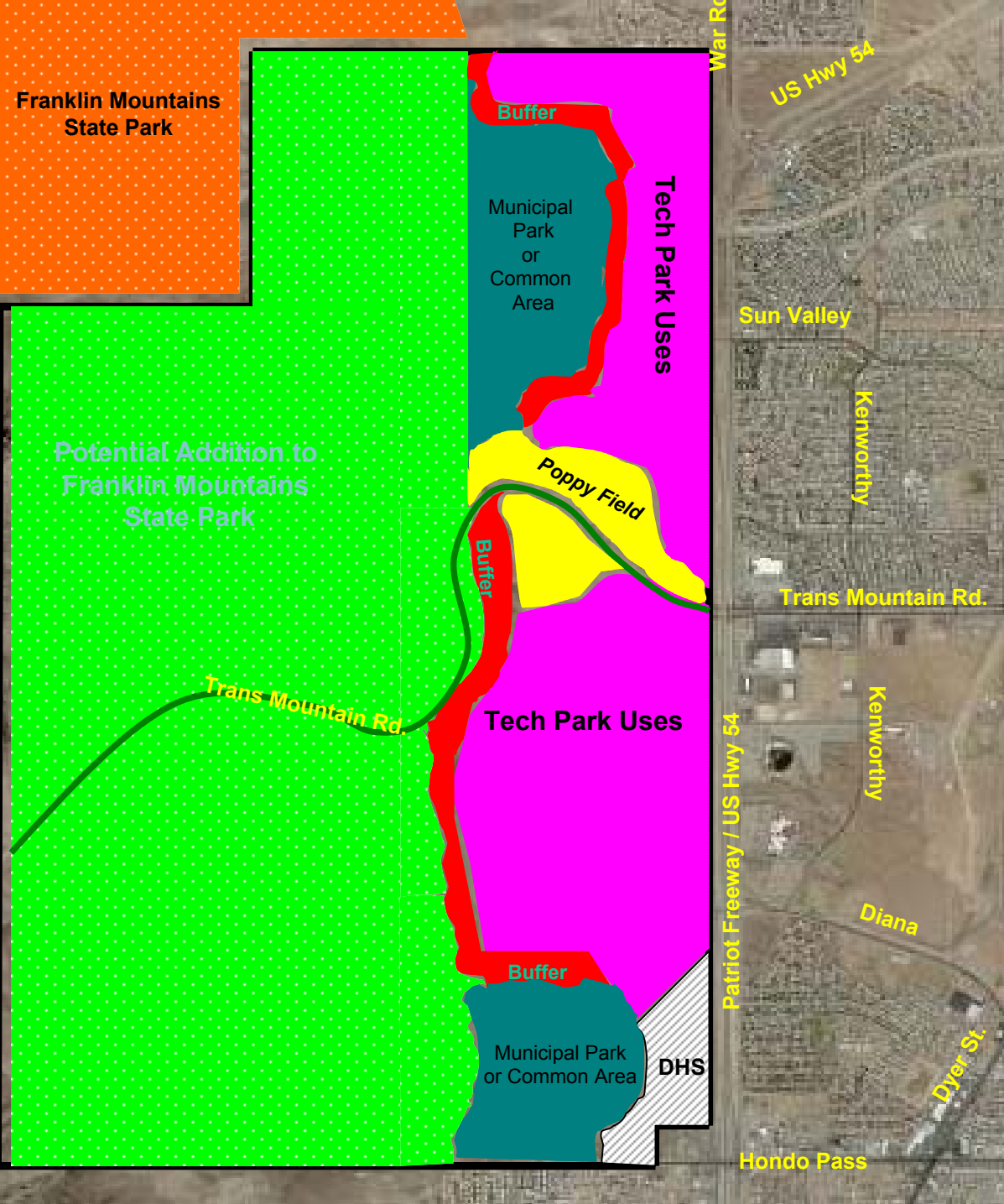
High Tech Office
Research & Development
Light Manufacturing

Amenities/Benefits

Underground Utilities
Landscaped Medians
Hiking/Jogging/Biking Trails
Environmentally Friendly
Protective Covenants
Conference Facilities
Proximity to Ft Bliss HQ & WSMR Ranges

El Paso

**Regional Economic
Development Corporation**

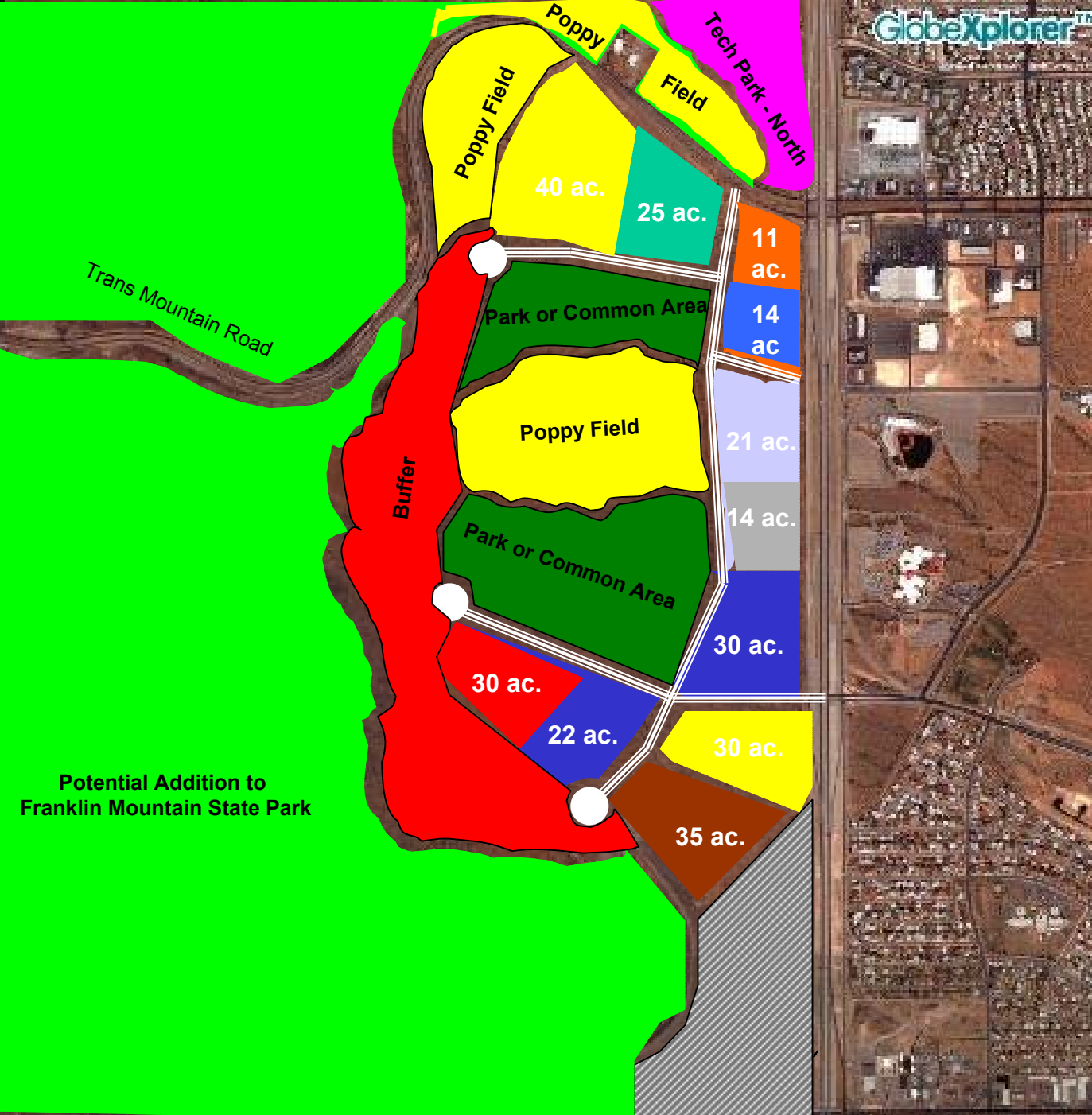


El Paso's Technology Park (south)

Developable Area
Option I

**Approximately
272 acres**

For Illustrative
Purposes
Only

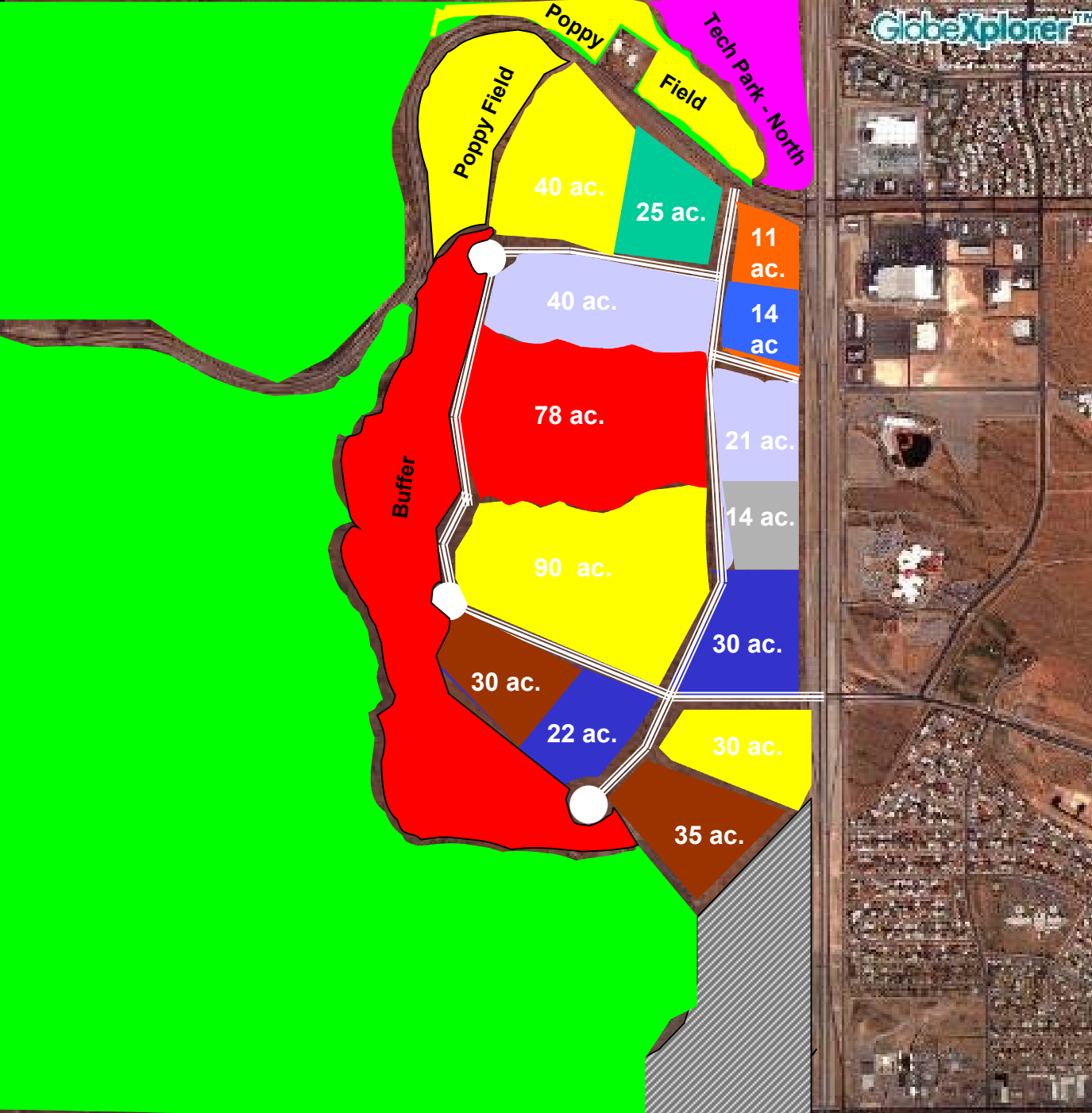


El Paso's Technology Park (south)

Developable Area
Option II

**Approximately
490 acres**

For Illustrative
Purposes
Only



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Ad-Hoc Recommendations (Vote of 4-0):

- 1 Seek federal congressional funding assistance for remediation efforts of unexploded ordnance
- 2 Seek declaration of Castner Range as surplus by the Department of Defense
- 3 Submit a City proposal for Castner Range as a Conservation Conveyance or Public Benefit Conveyance

WARNING - DANGER

Former
ARTILLERY FIRING RANGE

No Trespassing

Unexplosive ordnance or munitions are dangerous.
The handling or removal of such ordnance and any
other items by unauthorized personnel is prohibited.
Violators will be prosecuted under the penalties
provided by law. Do not remove items or items
by ORDER OF THE FORT BLISS COMMANDER

PELIGRO

ZONA DE ARTILLERIA MILITAR

Prohibida La Entrada

Armas de fuego o municiones que no han sido desactivadas
son peligrosas. Esas prohiben el manejo de municiones,
municiones, u otros artículos por personas no autorizadas.
Los violadores serán sujetos de acciones legales. Esas
prohiben entrar dentro de la zona. Esas
prohiben entrar dentro de la zona.

Por Orden del Comandante General de Fort Bliss

